

\$715,000 - 913007, Range Road 222, Rural Northern Lights, County of

MLS® #A2265457

\$715,000

3 Bedroom, 2.00 Bathroom, 2,460 sqft
Residential on 11.60 Acres

NONE, Rural Northern Lights, County of, Alberta

Discover the perfect blend of space, comfort, and functionality ideal for families, or anyone seeking a peaceful retreat. Step inside this spacious three-bedroom, two-bathroom arch-rib home and immediately feel at ease. The open-concept main floor features high ceilings, expansive windows, and a bright, welcoming layout. The large kitchen, family and dining area offer plenty of room for everyday meals or entertainment. French doors open to the south-facing back deck, perfect for sunset barbecues and outdoor gatherings. Upstairs, the primary bedroom impresses with a walk-in closet, five-piece bathroom and a private balcony where you can enjoy stunning country views and your morning coffee or evening unwind. A bonus loft area with railings overlooks the lower level, adding a touch of charm and versatility. Two additional bedrooms, family room and a full bathroom complete the main level. Past updates include newer windows, metal siding, French doors on the south side, updated kitchen cabinets, and a Blaze King wood stove in the entryway. The home has been exceptionally maintained and shows pride in ownership throughout. The impressive 30 x 50 metal-clad shop is fully equipped with in-floor heat, a mezzanine, and two powered overhead doors-ideal for business use, projects or extra parking space. Additional



outbuildings include a long cabin sauna with cedar finishings, a shed with attached pole sheds on each side, a cedar greenhouse, and a Sea-Can building set up with radiant heat system, optional to connect. This property is connected to a water co-op system and features an outdoor wood boiler that can heat both the house and shop, if connected. The beautifully landscaped yard includes a garden area, creating a picturesque country setting. A true real gem-perfect for raising a family, running a home business, or simply enjoying the quiet beauty of country living. Note: This property is in the process of having the subdivision completed. Everything is approved, just waiting for transfer. Taxes to be determined once the subdivision is final.



Built in 2005

Essential Information

MLS® #	A2265457
Price	\$715,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,460
Acres	11.60
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 a
Status	Active

Community Information

Address	913007, Range Road 222
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta



Postal Code T0H 2M0

Amenities

Parking Off Street

Interior

Interior Features French Door, Open Floorplan, See Remarks

Appliances Dishwasher, Gas Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas, Wood

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning Stove

Basement None

Exterior

Exterior Features Garden, Private Yard, Fire Pit

Lot Description Back Yard, Garden, Landscaped, Private, Treed

Roof Metal

Construction Wood Frame

Foundation Poured Concrete, Slab

Additional Information

Date Listed October 18th, 2025

Days on Market 14

Zoning CR

Listing Details

Listing Office Grassroots Realty Group Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.